

## \$579,000 - 7540 81 Avenue, Edmonton

MLS® #E4456854

**\$579,000**

4 Bedroom, 3.50 Bathroom, 1,578 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

This modern 2-storey semi-detached home in King Edward Park features a LEGAL BASEMENT SUITE with SEPARATE ENTRANCE, offering excellent potential for rental income or multi-generational living. The main floor includes a bright living room with feature wall and fireplace, a dining area, a stylish kitchen with centre island, a versatile den/office that can also serve as a bedroom, and a half bathroom. Upstairs, you'll find three bedrooms and two full bathrooms, including a spacious primary suite with a walk-in closet and ensuite, along with convenient upper-floor laundry. Large, well-placed windows throughout the home create an airy, open feel and allow plenty of natural light to flow in. The fully finished adds even more value with a fourth bedroom, full bathroom, second kitchen, second living room, and its own laundry. With 9' ceilings, LED lighting, fireplace, double detached garage, this home combines modern comfort with the charm of the established King Edward Park community.

Built in 2022

### Essential Information

MLS® # E4456854

Price \$579,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,578         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7540 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0B5          |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Glass Door                                                                                   |
| Stories           | 3                                                                                            |
| Has Suite         | Yes                                                                                          |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 17             |

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Listing information last updated on September 16th, 2025 at 5:32am MDT